

PUBLIC HEARING – TOWN OF SULLIVAN PLANNING BOARD – APRIL 6, 2021

RICK MCNEELY – FIVE LOT SUBDIVISION 1225 SMITH RIDGE ROAD - SLB 9.-2-51.11

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer.

Rick Myers appeared before the Board to discuss a five-lot subdivision for property owned by Rick McNeely at 1225 Smith Ridge Road.

Lot #1 will combine two lots and will be 3.51 acres, lot #2 is 3.662, lot #3 is 5.8 acres, lot #4 is 6.64 acres and lot #5 is the remainder 18 acres.

Rick Myers, surveyor, - the lots are each going to be adjoining lots to the north, except for lot #3 which is a stand-alone. The Board would like these new lots to each be put on one deed. The Board requires percs be done on any lot that is sold. The maps are dated January 27, 2021.

No one else spoke for or against this five- lot subdivision on 1225 Smith Ridge Road.

A motion was made by Sherry Menninger and seconded by Sherry Menninger to close the hearing. All in favor.

REGULAR MEETING TOWN OF SULLIVAN PLANNING BOARD – APRIL 6, 2021

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, Phil Costanzo, codes officer.

A motion was made by Dave Allen and seconded by John Ceresoli to accept the minutes of the March 2, 2012 meeting. All in favor.

RICK MCNEELY – FIVE LOT SUBDIVISION 1225 SMITH RIDGE ROAD - SLB 9.-2-51.11

A motion was made by Dave Allen and seconded by John Ceresoli to approve this 5-lot subdivision on 1225 Smith Ridge Road. All in favor.

DAVID MURDIE, JR. 6117 PERRYVILLE ROAD, CANASTOTA SLB 59.-1-41.12 – SPECIAL USE PERMIT – INDUSTRIAL ZONE

Mr. Murdie appeared before the Board stating he would like to erect a storage building to store his equipment. This area is next to the quarry. Mr. Murdie needs this building for his business. Would the Board consider this a grandfathered piece? Mr. Murdie presented a site plan. He will use the existing driveway. The setbacks are on his map.

There will be no signage. Mr. Murdie does trucking and light landscaping. This application needs to go to Madison County Planning for site plan review since he is on a County road. This building is not obstructing any other building that might have been previously there.

There will be no bathroom, no floor drains, no heating. There is a port-o-john on the premises.

A motion was made by Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board lead agency and a negative declaration was made to the SEQR. Once this application goes to Madison County Planning, the Board will grant final approval to the site plan review. All in favor. Mr. Murdie will return to the May 4, 2021 meeting.

JON BENSCOTER – 2024 ROUTE 31, CHITTENANGO, BUSINESS/AG ZONE- SPECIAL USE PERMIT – HUNTING CABIN – ACCESSORY BUILDING WITHOUT RESIDENCE SLB 10-1-31.25

Mr. Bencoter bought 242 acres and would like to build a 16' x 16' hunting cabin to use for hunting and snowmobiling. The new law states that he can have an accessory building without a residence.

Mr. Bencoter will have to follow the code officers' rules regarding a foundation. There will be no power and no running water. He does need to have a fire extinguisher. This will not become a hunting club and will be used strictly for family and friends. His cabin will be at least 100' off the road. The building must be out of the wetlands. Mr. Bencoter will use his cabin and store his boat and snowmobile as stated in the Zoning Law (refer to Section 275, subsection 53).

A motion was made by Sherry Menninger and seconded by John Ceresoli to declare the Town of Sullivan Planning Board lead agency and a negative declaration was made to the SEQR. A public hearing was waived and Mr. Bencoter was granted a special use permit to allow the proposed cabin at 2386 Route 31 with the conditions stated in the Zoning Law, Section 275, subsection 53. All in favor.

FRAN D'AGATA – FREMAC MARINA SLB 10-1-10.2 – 1801 LAKEPORT ROAD – 2 STORAGE BUILDINGS – PDD – SITE PLAN REVIEW

The D'Agata would like to add two storage buildings off Route 31 to contain boats that are now being shrink-wrapped and left outside. This property is near Harbor Lights. The Board is doing a site plan review regarding the previous PDD. The Board will amend this site plan to allow these two buildings to be approved. Mr. D'Agata presented a map showing where the new buildings will be located. Each building will be 65' x 125' x 22' +/- high. This will be a cold storage building with no lighting, no sewer, or water will be associated with these buildings.

A motion was made by Sherry Menninger and seconded by Paul Jasek to declare the Town of Sullivan Planning Board lead agency and make a negative declaration to the SEQR. The PDD will be amended to allow these two buildings to be built at 1801 Lakeport Road. The Site Plan will be accepted. All in favor.

KIMBERLY CARMEN/DEREK SYKES – OFFICE/CAR LOT – 1299 ROUTE 5 WEST AND 1031 TUSCARORA ROAD – BUSINESS ZONE – SPECIAL USE PERMIT SLB 48.7-1-8

Mr. Sykes presented a site plan to consider a special use permit to allow an office and car lot at the corner of Tuscarora Road and Route 5. Mr. Sykes would like to display 5 to 6 trucks on the lot for sales by appointment only. No repair work will be done onsite.

The Board is concerned about the survey presented and the state's survey which do not reconcile. There is a discrepancy on the maps as to which is State land and which is private land. There can be nothing parked on State land. Rick Myers, surveyor, will have to determine the correct dimensions of the land owned by Carmen and where the state land is. Mr. Sykes would like a sign attached to the building. The Board will schedule a hearing if they get info from the State in the next two weeks.

MARK PFOHL – 2386 ROUTE 31, CANASTOTA – AMEND SPECIAL USE PERMIT FOR EXISTING STORAGE FACILITY – BUSINESS ZONE – SLB 11-1-9.13

Mr. Pfohl would like to add an additional building to his existing storage facility. The building will be 40' x 120' in the east corner of Route 31. This will be a free-standing building. He is 11' from his property line and Dennis Montroy's property. Mr. Pfohl needs to make room for a fire truck to maneuver around each building. He needs to move his building 20' to the south. Mr. Pfohl will use have a stone floor and the facility will be for cold storage only. There is a swail to take care of runoff. This proposed building application needs to go to Madison County Planning for their review.

A motion was made by Paul Jasek and seconded by Dave Allen to declare the Town of Sullivan Planning Board as lead agency and a negative declaration was made to the SEQR. A public hearing has been waived. The Board will allow this special use permit for a 40' x 120' free standing building. Mr. Pfohl needs to move the building 20' to the south and the swail to take care of runoff needs to be addressed. All in favor

A motion was made by John Ceresoli and seconded by Sherry Menninger to adjourn the meeting at 8:35PM. All in favor.

Respectfully submitted,